



**Thorntons**   
The right way to move

## 46 Temple, Temple Village,

Gorebridge, EH23 4SQ



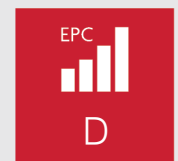
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## Summary

This semi-detached bungalow is a wonderful three-bedroom home that offers a sought-after rural lifestyle in Temple Village. The house was completely refurbished in 2013 including electrics, heating, kitchen, bathroom, and stoves. It also has great future potential to extend both up into the loft to create two further bedrooms and a bathroom and out into the garden to create an amazing kitchen diner (subject to consent). Plus, it has a lovely, southwest-facing, very sunny, sheltered and peaceful rear garden with views to the Pentland hills.

Extras: all fitted floor coverings, window blinds, light fittings, an integrated oven and ceramic hob, a freestanding fridge/freezer, and a washing machine to be included.

## Features

- A charming semi-detached bungalow
- In the peaceful village of Temple
- Far-reaching countryside views
- Vestibule and hall with built-in storage
- Living/dining room with a log burner
- Modern breakfasting kitchen
- Principal bedroom with a log burner
- Two additional double bedrooms
- Built-in wardrobes in all three bedrooms
- Quality three-piece shower room
- Boiler room and a boot room
- Landscaped front and rear gardens
- Two sheds, summerhouse and greenhouse
- Gated driveway for off-street parking
- Oil central heating and double glazing





"A charming semi-detached bungalow that was completely refurbished in 2013, offering a picturesque rural lifestyle"











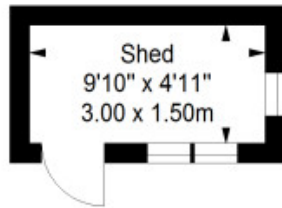
"Beautiful interiors and carefully maintained gardens, including a southwest-facing rear garden with a summerhouse"



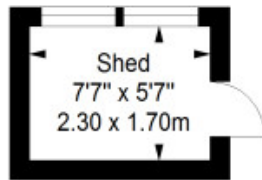


# Floorplan

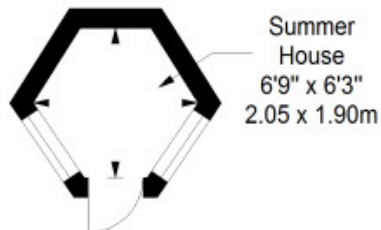
**Shed**  
Approx. 4.5 sq. metres (48.4 sq. feet)



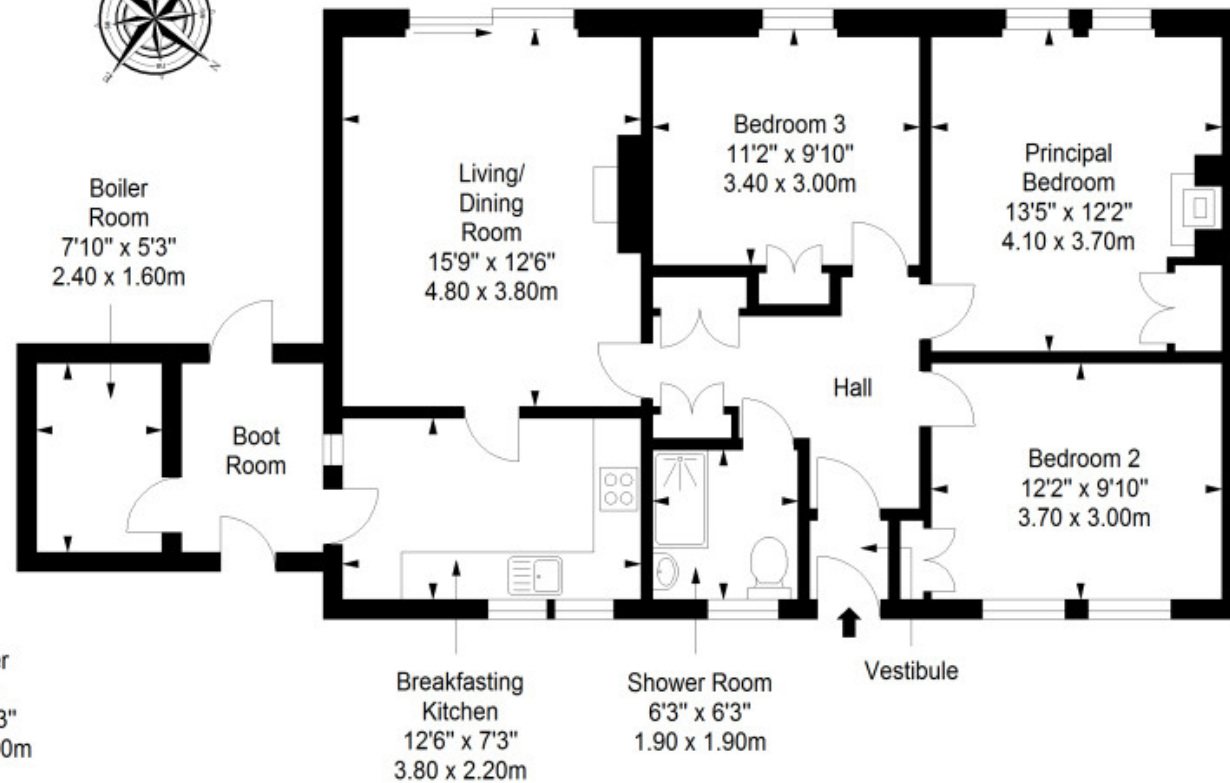
**Shed**  
Approx. 3.9 sq. metres (42.0 sq. feet)



**Summer House**  
Approx. 2.8 sq. metres (30.1 sq. feet)



**Ground Floor**  
Approx. 84.0 sq. metres (904.2 sq. feet)



Total area: approx. 95.2 sq. metres (1024.7 sq. feet)



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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeesea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



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